



# Staff Report PC15-014-DP

## Zionsville Country Veterinary Clinic- Development Plan

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**Docket PC15-014-DP – Development Plan – Zionsville Country Veterinary Clinic.** The petitioner is requesting approval of a Development Plan to be known as Zionsville Country Veterinary Clinic. The subject property is zoned PUD- Anson Planned Unit Development and is classified as a “Veterinarian Clinic” within the Business District (BD). The Technical Advisory Committee (TAC) reviewed the plans on 7/14/2015. The petitioner is Zionsville Country, LLC, and the project engineer is Bordenet Civil Engineering & Land Surveying LLC. No waivers are being requested.

### History

- The Anson PUD was approved by the Boone County Commissioners in 2006, establishing districts and areas, including the Business District.
- The property to the South, currently the Whitestown Municipal Complex, was developed and approved by the Area Plan Commission.
- The property to the East, Westhaven Apartments, was developed and approved by the WPC in 2011.
- The property to the North, Anson Self Storage was developed and approved by the WPC in 2012.

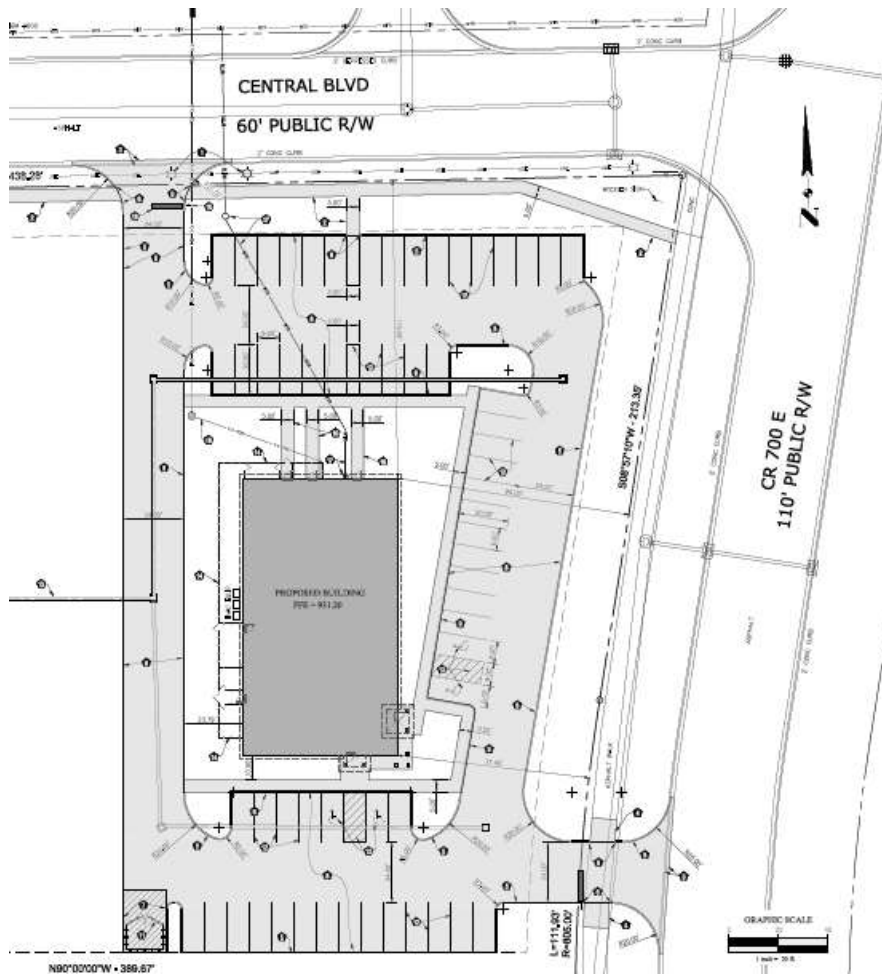


### Proposed Development

Zionsville Country Veterinary Clinic is a proposed 3 acre site located at the South West corner of Central Boulevard and CR 700 E. The clinic expects to be open Monday through Saturday and expected to attract 20 customers per day. There will be approximately 12 kennels where animals will recover post-surgery or treatment.

Access to the property will be from Central Boulevard and CR 700 E. Utilities, pedestrian path and access drives have been configured for adequate development.

The Site Plan is shown below:



## Compliance

The proposed development plan is in compliance with the standards of the I-65 Anson PUD and Whitestown Zoning Ordinance.

## Technical Advisory Committee Comments

All of the TAC comments have been addressed. Only a few minor comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Continue working with Boone County Surveyor's Office regarding drainage specific to this site.

## Staff Comments

To preserve the context of the area and Anson's Business District, no kennels shall be located outside nor a dog park be located on the site; use standards shall abide by the Anson PUD and Whitestown Zoning Ordinance upon development of remaining parcel.

## Staff Recommendation

Staff recommends that the WPC approve the development plan.